

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

305/15 EBDAL STREET FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

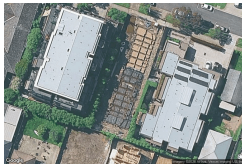
Date of sale

5/13 EBDAL STREET FRANKSTON VIC 3199	\$620,000	19-Jun-26
12/35 SHERIDAN AVENUE FRANKSTON VIC 3199	\$585,000	17-Feb-26
12/392-394 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$582,500	21-Feb-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 August 2026



**5/13 EBDAL STREET FRANKSTON
VIC 3199**

Sold Price

\$620,000

Sold Date

19-Jun-26

 2

 1

 -

Distance

0.03km



**12/35 SHERIDAN AVENUE
FRANKSTON VIC 3199**

Sold Price

\$585,000

Sold Date

17-Feb-26

 2

 1

 1

Distance

0.26km



**12/392-394 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

Sold Price

\$582,500

Sold Date

21-Feb-26

 2

 1

 1

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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